

**Research to Update and Expand Old
Highland Neighborhood Walking Tour,
Minneapolis, Minnesota**

**Prepared by:
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Conducted on behalf of the Old Highland Neighborhood Association
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Table of Contents

Executive Summary	4
Project Information	6
Walking Tour Guide	6
History	6
Goals	7
Factors Considered to Identify Properties for Expanded and Updated Walking Tour Guide	7
Historic Districts and Conservation Districts	7
Interviews.....	8
Methodology.....	8
Findings	14
Conclusions	19
Field Survey.....	19
Methodology.....	19
Findings	21
Conclusions	22
Recommendations.....	22
Refine Criteria to Consider Properties for the Updated and Expanded Walking Tour Guide...	22
List Properties for Further Research.....	22
Propose Work Plan	23
Phase 2: Update and Expand Walking Tour Guide	23
Phase 3: Determine Conservation District Desirability and Feasibility	24
Appendices.....	25
Appendix 1: Old Highland Neighborhood.....	26
Appendix 2: Comparison of Year Built as 1900 in Hennepin County Property Tax Records with Year Built in Minneapolis Building Permits for Selected Old Highland Properties.....	27
Appendix 3: Interview Protocol.....	28
Appendix 4: List of Moved Buildings and Building Materials	30
Appendix 5: Old Highland Field Survey Form	31
Appendix 6: Photographs.....	32
Appendix 7: Old Highland Properties to Research to Update and Expand Walking Tour	34
Annotated Bibliography.....	35
Architectural Terms	35
Historic Districts and Conservation Districts	35
Researching a Minneapolis House or Building	36

Executive Summary

The geographic area for this study in North Minneapolis covered the 30 blocks served by the Old Highland Neighborhood Association (OHNA) bounded on the north by West Broadway Avenue, on the east by Aldrich Avenue North, on the south by Plymouth Avenue North, and on the west by the alley west of Girard Avenue North. Appendix 1 has the neighborhood map. The project sought information about the 290 buildings in the residential area only.

A five-member Steering Committee met with the research assistant throughout the project to react to and advise about proposed methodology and to guide research.

OHNA had two goals for the project: 1) To build awareness of and generate further interest in the historic resources in the Old Highland neighborhood and 2) To update and expand the Walking Tour of Old Highland developed years ago. OHNA emphasized Goal 2 and divided work into two phases. Phase 1, in summer 2008, focused on research to update and expand the Walking Tour Guide. Phase 2, anticipated for spring 2009, will focus on learning more about properties selected in Phase 1 for more research and create the updated and expanded Walking Tour Guide. The Old Highland web page will have the Guide. A print version will be for residents and a public relations piece for Old Highland booths at community festivals and housing fairs.

Properties in the updated and expanded Guide will provide a base for a possible historic or conservation district designation in Old Highland. If Minneapolis creates zoning or other regulations for conservation districts, OHNA would like to explore the desirability and feasibility of having a conservation district within Old Highland.

To identify properties for the expanded and updated Walking Tour Guide, the study considered historic district and conservation district requirements and results from interviews and a field survey. Since the City of Minneapolis has no zoning or other regulations to create conservation districts, this study could not use conservation district requirements as a guide to consider properties for the expanded and updated Walking Tour.

Interviews

The Steering Committee wanted to learn more about what neighborhood residents think make a property important to the Old Highland Neighborhood story. As a starting point, Table 1 shows the 51 properties considered for the updated and expanded Walking Tour Guide on the National Register of Historic Places, State Historic Preservation Office file list, Minneapolis Heritage Preservation Commission designation or file list, or current Walking Tour Guide. Some properties appear in more than one category.

An interview protocol (Appendix 3) applied the seven criteria for local historic designation to the Old Highland neighborhood. The Steering Committee suggested 11 persons or households with lengthy neighborhood associations for feedback on the criteria. Due to subject's schedules, the research assistant completed seven interviews and parts of two others, all by telephone, except for one in person. Table 1 shows respondent(s) who associated an address with one or more of criterion 1 through 7 on the interview protocol. Of the 69 addresses with buildings respondents

identified, 31 have National Register designation, SHPO file, HPC designation or file, or a Walking Tour listing and 38 do not. The criteria are:

1. The property is associated with significant events or periods that exemplify broad patterns of cultural, political, economic, or social history in the Old Highland Neighborhood.
2. The property is associated with the lives of significant persons or groups in Old Highland.
3. The property contains or is associated with distinctive elements of neighborhood identity.
4. The property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction.
5. The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.
6. The property exemplifies works of master builders, engineers, designers, artists, craftsmen, or architects.
7. The property has yielded, or may be likely to yield information important in prehistory or history of Old Highland.

Respondents liked living in Old Highland and its architectural variety. They thought it important for residents and visitors to understand the neighborhood's urban renewal history, including how OHNA and residents worked to save houses. Respondents looked forward to the updated and expanded Walking Tour Guide with more about neighborhood history and former residents.

Field Survey

Based on the Minneapolis HPC Building Inventory and Field Survey Forms, the Field Survey Form (Appendix 5) has space to record information about the 199 properties (51 previously identified, 38 from interviews, and 110 from the field survey) identified in the project. Due to time constraints, the Steering Committee limited Field Survey Form work to architectural information recorded for 12 properties and single photographs of properties identified from interviews or the field survey. The project has digital photographs of 154 properties. The Steering Committee used OHNA board meetings, web page, and listserv to publicize the project to homeowners and residents. While conducting the field survey, the research assistant wore an OHNA t-shirt and carried a letter of introduction from the OHNA president. The field survey found a wide selection of properties and architectural styles to add to the expanded Walking Tour. Poor or deferred maintenance or vacancy threatens some properties.

Recommendations

1. Refine Criteria to Consider Properties for the Updated and Expanded Walking Tour Guide.
2. List Properties for Further Research. Appendix 7 has a color-coded map of 51 properties previously identified and 80 properties identified during the project.
3. Propose Work Plan. Phase 2 will continue the research begun in Phase 1 and publish an updated and expanded Walking Tour Guide. Phase 3 depends on multiple factors, including whether Minneapolis creates the framework for Conservation Districts and OHNA's interest in pursuing Conservation District designation for all or part of the neighborhood. OHNA already has developed a good part of design guidelines for renovations, additions, and new construction.

Project Information

The geographic area for this study in North Minneapolis covered the 30 blocks served by the Old Highland Neighborhood Association (OHNA) bounded on the north by West Broadway Avenue, on the east by Aldrich Avenue North, on the south by Plymouth Avenue North, and on the west by the alley west of Girard Avenue North. Appendix 1 has the neighborhood map. The project sought information about the 290 buildings in the residential area only and not commercial buildings on Broadway or Plymouth.

The project Steering Committee had five members:

Brian Bushay, OHNA President

Logan Lauritsen, OHNA Vice President

Molly McCartney, American Institute of Certified Planners; Senior Planner, Planning Division, Community Planning and Economic Development, City of Minneapolis; and Minneapolis Heritage Preservation Commission (HPC) staff

Angie Nelson, project supervisor and OHNA Board Member

Constance Nompelis, Realtor who has worked on home sales in the neighborhood.

The Steering Committee met with the research assistant throughout the project to react to and advise about proposed methodology and to guide further research based on information from research, interviews, and the field survey. Committee members also provided telephone and email comments and suggestions between Steering Committee meetings.

Walking Tour Guide

History

Years ago the late Charles W. Nelson, Historical Architect, State of Minnesota, and a founder, past president, and long-time Old Highland resident, developed and illustrated the 10-page guide. It has neighborhood information, a map, drawings of 20 properties, and descriptions of 24 properties including residences, churches, and a former public branch library. Some residents would like the expanded and updated guide to include information about Old Highland's development in the late 19th and early 20th centuries and changes in the late 20th century. City-sponsored urban renewal in the 1970s and 1980s resulted in razing some larger, older homes and construction of newer homes, some under federal housing construction programs. An updated and expanded guide would give homeowners and builders a reference for sympathetic renovations, additions, and new construction.

Goals

The Old Highland Neighborhood Association had two main goals for Phase 1 of the project:

Goal 1: To build awareness of and generate further interest in the historic resources in the Old Highland neighborhood.

Objective:

- a. Increase neighborhood residents' awareness of existing historic resources identified in the existing Walking Tour Guide of Old Highland and most recent historic survey conducted by the City of Minneapolis.

Goal 2: To update and expand the existing Walking Tour of Old Highland neighborhood with additional historic properties.

Objectives:

- a. Determine criteria to use to consider properties to add to the Walking Tour Guide.
- b. Add historic properties identified in most recent historic survey to the Walking Tour Guide.
- c. Complete a sidewalk survey to identify other properties to add to the Walking Tour Guide.

Given the time available to OHNA for a research assistant in summer 2008, OHNA emphasized Goal 2 and divided work to update and expand the Walking Tour into two phases. Phase 1, in summer 2008, focused on research to update and expand the Walking Tour Guide. Phase 2, anticipated for spring 2009, will focus on learning more about properties selected in Phase 1 for more research and create the updated and expanded Walking Tour Guide. Properties in the updated and expanded Guide will provide a base for consideration of a possible historic or conservation district.

OHNA wants to get other people as excited about this part of the city as residents are. The updated and expanded guide will tell Old Highland's story. For residents, prospective residents, and visitors to learn more about the neighborhood, the Old Highland web page will have the updated and expanded guide. It will also be printed and made available to Old Highland residents and in Old Highland booths at various community festivals and housing fairs.

Factors Considered to Identify Properties for Expanded and Updated Walking Tour Guide

Historic Districts and Conservation Districts

Historic districts and conservation districts offer two ways for an area to preserve its heritage. Minneapolis presently has designation for historic districts but not conservation districts. The 6/2/08 draft Minneapolis Comprehensive Plan has a proposed designation for conservation districts. http://www.ci.minneapolis.mn.us/cped/docs/08_Heritage_Preservation_060208.pdf has the sections on historic districts and conservation districts. Historic districts may have a larger

proportion of resources classified as “contributing” than conservation districts. The distinction between “contributing” and “noncontributing” resources may reflect year built, style, materials, or other factors. City of Minneapolis and State Historic Preservation Office staff in the past determined the entire neighborhood or sections of it no longer have enough properties built in a period or style and retaining unaltered original features to qualify as a historic district.

A conservation district could provide some protection for existing properties and foster sympathetic renovations, additions, and new construction. Since the City of Minneapolis has no zoning or other regulations to create conservation districts, this study could not use conservation district requirements as a guide to consider properties for the expanded and updated Walking Tour.

Minneapolis began issuing building permits in 1884. Hennepin County property tax records provide a source for researching age of structures; they list 1900 for the majority of properties built in or before 1900. For the 290 addresses with structures in the study area, year built breaks down as follows:

- 26% have year built in 1900 or earlier
- 39% in or before 1904
- 60% in or before 1909
- 71% in or before 1914

Hennepin County property tax data show 26 vacant lots in the study area. Some owners purchased a vacant lot to preserve open space around a house.

Appendix 2 compares year built data for a sample of 16 of 76 Old Highland properties listing year built as 1900 in Hennepin County property tax records with Minneapolis building permit data. Findings show initial building permits for this sample ranging from 1884 to 1925. One property with late 1800s or early 1900s architectural features has no recorded permits before 1964. The Annotated Bibliography highlights resources to help determine year built for a building without a building permit for initial construction.

Review of web and print sources for communities with conservation districts did not identify specific criteria for properties to be included in a conservation district. Some communities distinguished between conforming and nonconforming properties in a conservation district.

If Minneapolis creates zoning or other regulations for conservation districts, OHNA would like to explore the desirability and feasibility of having a conservation district within Old Highland.

Interviews

Methodology

The Steering Committee wanted to learn more about what neighborhood residents think make a property important to the Old Highland Neighborhood story. As a starting point, the 51 properties considered for the updated and expanded Walking Tour Guide are those on the:

- National Register of Historic Places (2)
- State Historic Preservation Office file list (41, including 2 National Register properties)

- Minneapolis Heritage Preservation Commission designation (3, including 2 National Register properties)
- Minneapolis Heritage Preservation Commission file list (39, including 3 with HPC designation)
- Walking Tour Guide (24).

The number of properties with each status appears in parentheses.

Of the 51 properties:

- 5 have SHPO files only
- 17 have SHPO and HPC files
- 5 have HPC files only
- 2 have SHPO files and are on the Walking Tour
- 17 have SHPO and HPC files and are on the Walking Tour
- 5 are on the Walking Tour only.

Table 1 shows the designations for each address. The name for the property comes from the National Register, SHPO files, HPC files, Hennepin County property tax records use description, or field survey.

The research assistant developed an interview protocol (Appendix 3). Questions 1 through 7 apply the seven criteria for local historic designation to the Old Highland neighborhood. Since most properties with SHPO or HPC files are at least 50 years old, question 8 asked for respondent's thoughts or considerations on newer properties, such as urban renewal and infill housing, for possible inclusion in the updated Walking Tour Guide. Question 9 asks for persons or information sources to help the research assistant or later researchers learn more about the neighborhood. The Steering Committee reviewed the interview protocol and suggested minor changes to the introduction. The project supervisor gave Old Highland examples for each criterion. To pretest the interview protocol, the research assistant interviewed the project supervisor resulting in minor changes to the interview questions.

The Steering Committee suggested persons with lengthy neighborhood association to interview for feedback on the criteria to be use to identify properties for an updated and expanded Walking Tour Guide. The project supervisor provided the research assistant with the name, address, phone number, and email, if known, of 10 neighborhood residents and one person employed in the neighborhood. The list included two adults in two houses, one person who lived a few houses outside the neighborhood, and one person who had moved outside the neighborhood recently and still owned property in the neighborhood.

Each contact received a telephone call about the project and a request to participate in an interview at a convenient time and place for the respondent. All 11 parties agreed to an interview. The three subjects without email received hard copies of the neighborhood map (Appendix 1, only enlarged so the map appeared on two pages), the Walking Tour Guide, and the interview protocol. The remaining subjects received the three items by email. Due to one subject's difficulty hearing on the telephone, the research assistant conducted the interview in the subject's home. The research assistant conducted the remaining interviews by telephone. Each subject in the two households with two subjects had each subject on an extension phone during the interview. After much rescheduling due to subject's schedules, the research assistant completed seven interviews and parts of two others. Respondents had lived in or near the

neighborhood for 9 to 96 years. Interviews ranged from 30 to 80 minutes, exclusive of time after interviews for the research assistant to clarify information from some respondents. Travel, work, and family responsibilities prevented some subjects from completing or scheduling interviews. The four subjects unable to complete an interview agreed to be contacted during Phase 2 to complete the interview. Steering Committee members received typed responses by email for each interview and suggestions for Phase 2 based on the subject's comments and responses.

Table 1: Old Highland Properties to Consider for Inclusion in Updated and Expanded Walking Tour Based on Summer 2008 Study

Address	Name from National Register, SHPO files, HPC files, Hennepin County Property Tax Records Use Description, or Field Survey	National Register Designation	SHPO File	HPC Designation	HPC File	Walking Tour	Interview*	Field Survey Notes	Photograph	Consider Based on Architecture
1011 14 th Ave.	Northside Child Development Center		Yes					NA	NA	NA
1014 14 th Ave.	House								Yes	No
912 15 th Ave.	House								Yes	Yes
1015 15 th Ave.	House								Yes	No
900 16 th Ave.	Apartment Building								Yes	Yes
1009 16 th Ave.	House						CRP		Yes	Yes
1015-17 16 th Ave.	Double Bungalow								Yes	No
1215 16 th Ave.	House								Yes	Yes
1004 17 th Ave.	Double Bungalow with 1701 Dupont								Yes	? History
1012-14 17 th Ave.	Double Bungalow		Yes		Yes			NA	NA	NA
1015 17 th Ave.	House								Yes	?
1111 17 th Ave.	House				Yes			NA	NA	NA
1115 17 th Ave.	House								Yes	Yes
1112 18 th Ave.	House								Yes	No
1115 18 th Ave.	House								Yes	?
1501 Aldrich	Franklin Junior High School		Yes		Yes		AN	NA	NA	NA
1605 Aldrich	Elizabeth Hall Elementary School		Yes		Yes		AN	NA	NA	NA
1509 Bryant	VonderWeyer, William, House		Yes		Yes	Yes		NA	NA	NA
1513 Bryant	House								Yes	?
1621 Bryant	House								Yes	Yes, split lot
1629 Bryant	Double Bungalow		Yes		Yes	Yes	AN, GR	NA	NA	NA
1701 Bryant	Former House						HN, ML, GR	NA	NA	NA
1705-07 Bryant	Ascension, La Casita						ML		Yes	No
1715 Bryant	Ascension Church Rectory		Yes		Yes, recommendation: local designation under #1	Yes	AN	NA	NA	NA
1723 Bryant	Ascension Church		Yes		Yes, recommendation: local designation under #1	Yes	HN, ML, AN, MT	NA	NA	NA
1802 Bryant	House						CRP, GR		Yes	Yes
1803 Bryant	Ascension Parish (former convent)		Yes		Yes, recommendation: local designation under #1	Yes	HN, AN, MT	NA	NA	NA
1806-08 Bryant	Double Bungalow Garage						AP		Yes	Yes
1810 Bryant	House								Yes	?
1812 Bryant	House								Yes	?
1815 Bryant	(Wilkinson, R. P.) House		Yes			Yes	MT	NA	NA	NA
1819 Bryant	Double Bungalow (1823 & 1835 Bryant similar)								Yes	No
1823 Bryant	Double Bungalow (1819 & 1835 Bryant similar)								Yes	No

Address	Name from National Register, SHPO files, HPC files, Hennepin County Property Tax Records Use Description, or Field Survey	National Register Designation	SHPO File	HPC Designation	HPC File	Walking Tour	Interview*	Field Survey Notes	Photograph	Consider Based on Architecture
1827 Bryant	House								Yes	No
1828 Bryant	House						AP		Yes	Yes
1835 Bryant	Double Bungalow (1819 and 1823 Bryant similar)								Yes	No
1400 Dupont	Franklin Middle School Playing Field						AN	NA	NA	NA
1403 Dupont	House								Yes	No
1407 Dupont	House (moved)						CRP		Yes	No
1419 Dupont	Eril, J. W., House		Yes		Yes			NA	NA	NA
1421 Dupont	House						GR		Yes	Yes, for daughter
1425 Dupont	Stevens, Frederick, House		Yes		Yes, NRHP draft 1986, eligible for local designation	Yes	HN, KH, AP, CRP GR	NA	NA	NA
1500-02 Dupont	Huch Block		Yes		Yes			NA	NA	NA
1501 Dupont	Young, John, House		Yes		Yes, NRHP draft 1982, eligible for local designation	Yes	HN, GR	NA	NA	NA
1507 Dupont	House						GR		Yes	Yes
1508 Dupont	Case/Lang House		Yes	Yes	Yes	Yes	AN	NA	NA	NA
1509 Dupont	Leighton, Horace N., House					Yes	AN, GR	NA	NA	NA
1512 Dupont	Mengelkoch, Herbert, House				Yes			NA	NA	NA
1514 Dupont	Lohmar, John, House	Yes	Yes	Yes	Yes	Yes	HN, KH, AN, CRP, MT	NA	NA	NA
1521 Dupont	House (?312 Program)						AN		Yes	Yes
1522 Dupont	House (?312 Program)						AN		Yes	No
1525 Dupont	Former House						GR	NA	NA	NA
1526 Dupont	House (?312 Program)						AN		Yes	Yes
1601 Dupont	Beck, J. C., House		Yes		Yes		GR	NA	NA	NA
1605-07 Dupont	Double Bungalow					Yes	CRP	NA	NA	NA
1608 Dupont	House								Yes	?
1609-11 Dupont	Triplex								Yes	No
1614 Dupont	Welker, Henry C., House		Yes		Yes			NA	NA	NA
1616-18 Dupont	Double Bungalow					Yes		NA	NA	NA
1617 Dupont	Ertl, K, House		Yes		Yes, NRHP draft 1986	Yes	AP, CRP	NA	NA	NA
1623 Dupont	House								Yes	Yes
1625-27 Dupont	Kost, F. K., House and Carriage House		Yes		Yes	Yes	CRP	NA	NA	NA
1626-28 Dupont	Double Bungalow								Yes	No
1704 Dupont	Ascension Club		Yes		Yes, eligible for local designation	Yes	HN, FL, ML, AN	NA	NA	NA
1709 Dupont	House								Yes	Yes
1713 Dupont	House								Yes	No
1717-19 Dupont	Double Bungalow								Yes	?
1726 Dupont	Ascension School		Yes		Yes, eligible for local designation	Yes	HN	NA	NA	NA
1731 Dupont	House		Yes				AN	NA	NA	NA
1800 Dupont	St. Petri Lutheran Church (St. Peters Lutheran German Church), St. Joseph Hien Catholic Church		Yes		Yes, eligible for local designation	Yes	BB, AN, CRP	NA	NA	NA
1801 Dupont	Former Baptist church site						BB, ML	NA	NA	NA
1810 Dupont	House								Yes	No
1814 Dupont	House								Yes	No
1818 Dupont	Double Bungalow								Yes	No
1822 Dupont	House								Yes	No

Address	Name from National Register, SHPO files, HPC files, Hennepin County Property Tax Records Use Description, or Field Survey	National Register Designation	SHPO File	HPC Designation	HPC File	Walking Tour	Interview*	Field Survey Notes	Photograph	Consider Based on Architecture
1823 Dupont	Double Bungalow								Yes	No
1826 Dupont	House								Yes	Yes
1827 Dupont	House								Yes	No
1828 Dupont	Double Bungalow								Yes	No
1832 Dupont	Double Bungalow								Yes	No
1835 Dupont	House			Yes				NA	NA	NA
1317 Emerson	House								Yes	No
1318 Emerson	House								Yes	No
1320-22 Emerson	Double Bungalow								Yes	No
1402 Emerson	Double Bungalow						AP		Yes	No
1403 Emerson	House (infill)						CRP		Yes	Yes
1406 Emerson	Double Bungalow								Yes	Yes
1410 Emerson	House								Yes	Yes
1414 Emerson	Double Bungalow								Yes	No
1415 Emerson	House								Yes	No
1418 Emerson	House								Yes	No
1419 Emerson	House		Yes					NA	NA	NA
1422 Emerson	House								Yes	Yes
1426 Emerson	Double Bungalow								Yes	?
1500 Emerson	Vacant Land						AP	NA	NA	NA
1506 Emerson	Westlund, Eric, (SHPO) (Sawyer, C. W., Walking Tour) House		Yes		Yes, eligible for local designation	Yes		NA	NA	NA
1510 Emerson	Double Bungalow		Yes		Yes			NA	NA	NA
1511 Emerson	House								Yes	? History
1514 Emerson	Double Bungalow								Yes	No
1518 Emerson	Double Bungalow								Yes	No
1522 Emerson	House								Yes	No
1526 Emerson	House								Yes	No
1600 Emerson	House						AP		Yes	No
1607 Emerson	Miller, Henry S., House		Yes		Yes, eligible for local designation		BB, CRP	NA	NA	NA
1608 Emerson	House (infill)						ML		Yes	No
1611 Emerson	House (infill)						ML, CRP		Yes	Yes
1614 Emerson	Double Bungalow								Yes	No
1615 Emerson	Double Bungalow								Yes	No
1616 Emerson	Double Bungalow								Yes	No
1619 Emerson	House		Yes		Yes		FL, CRP	NA	NA	NA
1623 Emerson	House								Yes	?
1624 Emerson	Maddaus, George F., House		Yes		Yes			NA	NA	NA
1700 Emerson	House								Yes	?
1701 Emerson	House								Yes	?
1704 Emerson	Former Small House between 1704 and 1712						FL		Yes	No
1711 Emerson	Triplex								Yes	No
1715 Emerson	House								Yes	No
1727 Emerson	Fourplex						AP		Yes	No
1728 Emerson	House						AN		Yes	No
1800 Emerson	Families Moving Forward						ML		Yes	No
1803 Emerson	House								Yes	No
1811 Emerson	House								Yes	No
1815 Emerson	Triplex								Yes	No
1817 Emerson	Triplex								Yes	No
1823 Emerson	North Minneapolis Christian Fellowship, American Indian Evangelical Church		Yes		Yes		BB	NA	NA	NA
1830 Emerson	House								Yes	No
1834 Emerson	Minneapolis Public Library,	Yes	Yes	Yes	Yes, local land-mark	Yes	HN, ML,	NA	NA	NA

Address	Name from National Register, SHPO files, HPC files, Hennepin County Property Tax Records Use Description, or Field Survey	National Register Designation	SHPO File	HPC Designation	HPC File	Walking Tour	Interview*	Field Survey Notes	Photograph	Consider Based on Architecture
	North Branch						AN			
1300s Fremont	Newer Houses						MT	NA	NA	NA
1314 Fremont	House								Yes	Yes
1401 Fremont	House						HN, AP, CRP, MT		Yes	Yes
1402 Fremont	House						AP, MT		Yes	No
1406 Fremont	House								Yes	No
1407 Fremont	Raully, John W., House		Yes		Yes		HN, MT	NA	NA	NA
1410 Fremont	Oswald, John G., House		Yes		Yes		HN, CRP	NA	Yes	NA
1411 Fremont	Gross, F. A., House					Yes	BB, HN, MT, MT	NA	NA	NA
1414 Fremont	Double Bungalow						HN		Yes	No
1418 Fremont	Double Bungalow								Yes	?
1422 Fremont	Double Bungalow						MT		Yes	Yes
1424 Fremont	Double Bungalow						MT		Yes	No
1427 Fremont	(Leighton, George, (WT)) House		Yes			Yes	HN, CRP, MT	NA	NA	NA
1502 Fremont	House						AP		Yes	No
1503 Fremont	Double Bungalow								Yes	No
1506 Fremont	Double Bungalow								Yes	No
1514 Fremont	House								Yes	No
1515 Fremont	House						BB		Yes	Yes
1518 Fremont	Double Bungalow								Yes	?
1519 Fremont	House								Yes	No
1520-22 Fremont	Double Bungalow								Yes	No
1523 Fremont	House								Yes	?
1524 Fremont	Double Bungalow						ML		Yes	No
1527 Fremont	Thompson, F.S., House					Yes		NA	NA	NA
1601 Fremont	House								Yes	?
1602 Fremont	House						AP		Yes	?
1606 Fremont	House		Yes				MT	NA	NA	NA
1607 Fremont	House								Yes	? History
1610 Fremont	House								Yes	?
1611 Fremont	House								Yes	?
1613 Fremont	House								Yes	?
1614 Fremont	Double Bungalow								Yes	No
1618 Fremont	Double Bungalow				Yes			NA	NA	NA
1700-02 Fremont	Apartment Building		Yes		Yes	Yes	GR	NA	NA	NA
1706 Fremont	House								Yes	?
1710 Fremont	Double Bungalow								Yes	No
1712-14 Fremont	Fourplex								Yes	No
1716-18 Fremont	Double Bungalow								Yes	?
1722 Fremont	House								Yes	No
1724 Fremont	House (infill)						CRP		Yes	?
1801 Fremont	North High School Field						FL, AN	NA	NA	NA
1810 Fremont	House								Yes	No
1814-22 Fremont	Apartment Building Complex (Cooperative)		Yes		Yes			NA	NA	NA
1826 Fremont	House								Yes	?
1830 Fremont	House								Yes	No
1300s Girard	Newer Houses						MT	NA	NA	NA
1314 Girard	House								Yes	No
1325 Girard	House								Yes	No
1401 Girard	House (infill)						CRP	Yes	Yes	Yes
1406 Girard	Double Bungalow							Yes	Yes	Yes
1407 Girard	Double Bungalow							Yes	Yes	Yes
1410 Girard	Double Bungalow							Yes	Yes	Yes

Address	Name from National Register, SHPO files, HPC files, Hennepin County Property Tax Records Use Description, or Field Survey	National Register Designation	SHPO File	HPC Designation	HPC File	Walking Tour	Interview*	Field Survey Notes	Photograph	Consider Based on Architecture
1411 Girard	Double Bungalow							Yes	Yes	Yes
1414 Girard	House						MT	Yes	Yes	?
1418 Girard	House						MT		Yes	No
1423 Girard	Double Bungalow							Yes	Yes	Yes
1424 Girard	House						MT		Yes	No
1506 Girard	House							Yes	Yes	?
1508 Girard	House (infill)						CRP	Yes	Yes	Yes
1514 Girard	Double Bungalow							Yes	Yes	Yes
1516-18 Girard	Double Bungalow							Yes	Yes	Yes
1519 Girard	House				Yes			NA	Yes	NA
1524 Girard	House								Yes	Yes
1600 Girard	House						FL	Yes	Yes	Yes
1603 Girard	Double Bungalow								Yes	Yes
1610 Girard	Dixon, Roy A. and Sara D., House		Yes		Yes		FL, CRP	NA	Yes	NA
1611 Girard	House								Yes	?
1619 Girard	House						ML		Yes	?
1621 Girard	Streich, Albert A., House		Yes		Yes			NA	Yes	NA
1701 Girard	House								Yes	Yes
1707-09 Girard	Double Bungalow								Yes	Yes
1711 Girard	House								Yes	Yes
1715 Girard	House								Yes	No
1719 Girard	House								Yes	No
1723 Girard	House		Yes					NA	Yes	NA
1725-27 Girard	Double Bungalow								Yes	Yes
1811 Girard	House								Yes	Yes
1819 Girard	House								Yes	?
1825 Girard	Double Bungalow						CRP		Yes	No
1829 Girard	Double Bungalow (infill)						CRP		Yes	No
1303 Golden Valley Road	House								Yes	?
Total = 203		2	41	3	39	24	**	12	154	***

* BB=Brian Bushay, HN=Sr. Mary Hasbrouck and Sr. Patrice Neuberger, KH=Katie Houlihan, FL=Fred Loso, ML=Marion Loso,

AN=Angie Nelson, AP=Alissa Pier, CRP=Craig and Romelle Pier, GR=Greg Rosenow, MT=Mary Trainor

** Respondents identified 69 addresses with buildings, 2 playing fields (1 site of former building) and 4 additional sites of former buildings.

*** NA (Property has National Register designation, SHPO file, HPC designation or file, or is on current Walking Tour) = 55

Yes (high architectural merit) = 42

? (medium architectural merit) = 32

No (low architectural merit) = 75

Findings

The interview column in Table 1 shows the respondent(s) who associated an address with one or more of criterion 1 through 7 on the interview protocol. Of the 69 addresses with buildings respondents identified, 31 have National Register designation, SHPO file, HPC designation or file, or a Walking Tour listing and 38 do not. Respondents identified 69 addresses with buildings, 2 playing fields (1 site of former building) and 4 additional sites of former buildings. A summary of responses appears after each criterion.

1. The property is associated with significant events or periods that exemplify broad patterns of cultural, political, economic, or social history in the Old Highland Neighborhood.

Ascension Parish has played a major role in the life of the neighborhood and larger community since 1890. The Church complex has Ascension Church (1723 Bryant, built 1901), Ascension Club, now Ascension Academy, (1704 Dupont, built 1919), Ascension Church Rectory (1715 Bryant, built on the site of the former Rectory (built 1890 and moved to 1731 Dupont, converted to a duplex)), Ascension School (1726 Dupont, built 1927), and Ascension Convent, now Ascension Place, (1803 Bryant, built 1940). Mass in Spanish brings people into the neighborhood to attend church services and speaks to cultural and language diversity. Cultural events bring people into the neighborhood or give reason to stay connected to the neighborhood. The Church had more parishioners and Ascension School more students earlier in their history. Ascension Club had a swimming pool where many people learned to swim and Lundstrum School of Dancing, begun in the 1920s, renamed the Lundstrum Center for Performing Arts and moved in 2007 to 1617 North 2nd Street.

Businesses with Old Highland connection. Persons who built or owned early houses had businesses on Broadway, Plymouth, Lyndale, or Washington Avenues or downtown. John Lohmar, 1514 Dupont (built 1895-98), had a department store on Washington Avenue. The building is one of two properties in Old Highland on the National Register of Historic Places. His brother-in-law and business partner, William VonderWeyer, built a house across the alley at 1509 Bryant in 1904. The owner of Brix meat market on Broadway lived in the 1800 block of Dupont. The Kuntz family owned a Nicollet Island oil company and lived at 1425 Dupont and 1414 or 1418 Girard. A. M. Nordstrom, owner of Standard Clothing Company, downtown, built 1401 Fremont in 1901. Prominent banker Frank A. Gross built 1411 Fremont in 1904. A Minneapolis golf course bears his name. Next owner, Bruno Menzel, moved in about 1920, owned Menzel's Furs, 8xx Nicollet Avenue. J. W. Pauly, owner, J. W. Pauly Cigar Manufacturing Company at 12th and Washington, built 1407 Fremont in 1902. John Danek, owner, pharmacist, Danek & Kadlec (drug store), Plymouth about 6th Street, lived at 1417 Fremont, razed. A Gill of the mortuary lived at 1425 Fremont, razed. Miles Kane, Farmers Union Grain Terminal Association, moved to 1427 Fremont in 1934 or 1935. The Ewald family (1607 Emerson) owned a dairy with the family name. Cookie Cart, a non-profit business now on Broadway, started in the early 1980s in 1701 Bryant, razed, to give youth job experience.

Community development. Angie and the late Charles Nelson purchased 1514 Dupont in 1971. They worked with neighbors to incorporate Old Highland Neighborhood Association in 1974 to keep the neighborhood safe and growing in a healthy way for residents. They worked to keep older houses in Old Highland from being razed for urban renewal. The Nelsons made a successful application to have 1514 Dupont listed on the National Register of Historic Places.

Divided lots. 1507 Dupont has a 1917 house on the lot formerly part of 1501 Dupont. The father at 1425 Dupont divided the property and had a house (1421 Dupont) built for his daughter on the south side of his house in 1937 or 1938.

Economic and social history. Transportation and technology have changed. Carriage houses (1411 Fremont) demonstrate the economic status of residents in the late 1800s and early 1900s who could afford horse and carriage transportation. 1601 Dupont has a cistern under the kitchen to collect roof runoff. 1411 Fremont still has a pump house at rear of building

that neighbors used. Per current owner, 1425 Dupont was electrified when built in 1890, only two years after electrification in downtown Minneapolis. 1802 Bryant appeared in the 1993 movie *Twenty Bucks*.

Education. Northside Child Development Center (Catholic Charities) (1011 14th Avenue), Ascension School (Catholic) (1726 Dupont), and Minneapolis Public Schools: Elizabeth Hall Elementary School (1605 Aldrich), the playing field (1400 Dupont) for the vacant and for-sale Franklin Middle School (1501 Aldrich), former Logan School (1800 Emerson), and former North High School, now North High School playing field (1801 Fremont).

Long tenure. Some houses have had long-term ownership, including multiple generations: (1411 Fremont, ~1920-1974, 54 years) (1514 Dupont, 1898-1971, 73 years), (1401 Fremont, 1911-1995, 84 years), (1407 Fremont, 1902-date, 106 years and counting).

Neighborhood Housing Services, 1501 Dupont. The nonprofit helps maintain older houses.

North Branch Library, 1834 Emerson. Longer-term residents have fond memories of using the towering brick “chateau” style North Branch Library, the first Minneapolis Public Library branch, built 1893, and still a library and polling place until a few years ago. The building is one of two properties in Old Highland on the National Register of Historic Places.

2. The property is associated with the lives of significant persons or groups in Old Highland.

Businesses with Old Highland connection. (See criterion 1.)

Community development. Angie and the late Charles Nelson (1514 Dupont) and formation of Old Highland Neighborhood Association. (See criterion 1.)

Public officials Current residents include U.S. Representative Keith Ellison and State Senator Linda Higgins. Prior residents include Minneapolis Mayor (1957-1961) P. Kenneth Peterson (1402 Fremont), Minneapolis Park Commissioner after Theodore Wirth (1411 Fremont), Minneapolis Postmaster (unknown address), and State Senators (1907-1918) J. W. Pauly (1407 Fremont), and (unknown name) (1414 Fremont).

Religion. The neighborhood has had a number of congregations and religiously-affiliated properties over the years: Ascension complex (see criterion 1), a Baptist church (1801 Dupont, burned in early 1900s), Mt. Vernon Missionary Baptist Church (1800 Dupont), built in 1894 as St. Petri Lutheran Church and later St. Joseph Hien Catholic Church, North Minneapolis Christian Fellowship (1823 Emerson, an earlier church burned in the 1980s), Shiloh Temple (on Broadway), and Visitation Sisters Monastery (1524 Fremont) and outreach house (1619 Girard). Several Catholic priests ordained in the St. Paul diocese (includes Minneapolis) grew up in the neighborhood.

3. The property contains or is associated with distinctive elements of neighborhood identity.

Architectural style. (See criterion 4.)

Ascension Parish. (See criterion 1.)

Education. (See criterion 1.) The former Logan School site (1800 Emerson) became the former Ruff Brothers Grocery/Supermarket.

North Branch Library. (See criterion 1.)

4. The property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction.

Since many respondents associated turn-of-the-20th century architecture with the neighborhood, any house with turn-of-the-century elements would be part of a distinctive neighborhood identity. The OHNA logo has a bracket. Although best known for Queen Anne (1425, 1514 Dupont, 1427 Fremont are but a few examples), Old Highland has a variety of architectural styles. Other styles include Stick/Eastlake (1617 Dupont, 1625-27 Dupont), Folk Victorian, Tudor Revival (1610 Girard), Prairie, Craftsman (1802 Bryant, 1619 Emerson), Foursquare (1611 Girard), and Ranch/Split Level (1521 and 1526 Dupont). Distinctive characteristics include carriage houses (1425 Dupont and 1411 Fremont), turrets, spindlework, and brackets, (1514 Dupont), and towers (1427 Fremont).

5. The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.

Streets, blocks, and alleys. Colfax and Humboldt Avenues do not run south of Broadway.

The 1800 blocks are rectangular, compared to the square blocks south of 18th Avenue.

Looking at a map of the neighborhood, respondents compared Old Highland's square blocks to other, newer parts of the city with rectangular blocks in north-south alignment. Blocks on Plymouth or Broadway have "T" alleys with no outlet on Plymouth or Broadway to separate the commercial and residential areas. Blocks west of Girard have "H" alleys. The block bounded by 17th and 18th Avenues and Dupont and Emerson has no alley. Remaining blocks have north-south alleys.

Lots and building placement. Though the neighborhood has a majority of narrow rectangular lots fronting north-south streets, interview respondents noted a variety of lot sizes and shapes. Square blocks average six or seven lots per side. Some corner lots or corner lots and the next lot north or south have had one, or in one case two, lots created at the rear of the lot(s) facing the north-south street. A small, "garage house" sat at the front of the narrow lot between 1704 and 1712 Emerson until the 1980s. The lot has since become part of 1704 or 1712. 1600 and 1610 Girard have bigger, single-family homes on bigger lots. After some houses were razed, moving buildings or building materials (Appendix 4) to the vacant lots helped recreate a late 1800s and early 1900s streetscape.

Density. Some larger lots were divided decades after the older, larger house was built to make a lot for a new house (1425 Dupont, built 1890, 1421 Dupont, built 1937 or 1938) and (1501 Dupont, built 1888, 1507 Dupont, built 1919). The duplex at 1617 Dupont sits on a double lot. Some larger houses had additions (1509 Dupont) or changes (1629 Bryant) to make multi-unit buildings. Later owners returned the property to its original single-family status (1629 Bryant). In some cases, a neighboring owner bought the adjacent vacant lot after a house was razed to make a larger side yard. Other formerly vacant lots have infill houses.

Design similarities. 1401, 1407, and 1411 Fremont and other properties have similar design.

Landscape. Swedish immigrants brought seeds for an evergreen growing behind 1401 Fremont, built 1901. The Park Commissioner after Theodore Wirth planted a number of trees, including possibly the oldest ginkgo in north Minneapolis and buckeyes from experimental trees planted along parkways (1411 Fremont).

6. The property exemplifies works of master builders, engineers, designers, artists, craftsmen, or architects.

1425 Dupont. T. P. Healy built the house in 1890 and built houses in south Minneapolis now part of the Healy Block Historic District in south Minneapolis.

1514 Dupont. Peter Jeub lived just west of Old Highland. He built the house between 1895 and 1898 and may have designed or designed and built a number of Old Highland buildings.

1611 Emerson. The sympathetic 21st century infill house uses an award-winning design for a house on a narrow or small lot.

7. The property has yielded, or may be likely to yield information important in prehistory or history of Old Highland.

Ascension Church and School complex. (See criterion 1.) Given the parish's long history in the neighborhood, learning more about the parish, church, and school will give more neighborhood background.

Question 8 asked for thoughts or considerations about properties to include in the updated Walking Tour Guide. Respondents identified the following considerations:

Architecture styles. Some respondents would like as many types of design styles as possible, such as Victorian, Queen Anne, Federal, Foursquare, Bungalow, and Ranch/Split Level.

Moved houses. Old Highland has a number of houses moved within or to Old Highland. Why, when, and from where were houses moved? What other houses should be added to Appendix 4?

Newer construction. Some respondents would like to learn why newer houses were built so the neighborhood does not lose information about them. The design for 1508 Girard won an award for an infill house on a narrow lot. (See criterion 6.) Some respondents said Michlitsch Builders listened to neighborhood desires for sympathetic infill construction and built houses that fit in well with older neighborhood houses.

Respondents had comments, suggestions, and questions during the interviews. Information in the following categories listed alphabetically could provide background or introductory material for the updated and expanded Walking Tour Guide:

Demographics and residents. Learn about church histories. How do churches reflect neighborhood demographics? How has neighborhood demographics changed over time? Learn more about notable residents, such as name and dates for State Senator at 1414 Fremont. Learn about relatives and different generations of same family living in neighborhood.

Development. Where were farmsteads, if any, in the neighborhood? When did properties get indoor plumbing and running water?

Neighborhood stories. Talk more with longer-term residents interviewed for Phase 1 to learn more neighborhood history. The neighborhood has been working on renovations since the 1970s. Persons working on a renovation invited colleagues to help with rehab and have a party, potluck, and beer to fix up old houses. Work parties rehabbed 1629 Bryant. After renovations at 1625 Dupont, one person fell in love with it and bought it. On weekends in the 1970s and 1980s, the neighborhood had garage-building parties. The 312 houses were built without garages, so neighbors built four garages. Neighbors also built two carriage houses.

Old Highland Neighborhood Association. Expand on its formation and history.

Streetcar routes ran on Broadway and Washington. What were other streetcar routes?

Urban renewal. Some respondents talked about city government involvement in urban renewal in the 1970s and the need to understand urban renewal's continuing impact on the neighborhood. City thinking was that no one would want to pay to live in a big, old house or heat it. The City paid people to move and then redid the house or razed it to build a 1970s Ranch/Split Level.

Question 9 asked for persons or information sources to update the Walking Tour Guide. Respondents suggested three long-time residents not interviewed in Phase 1 and representatives of Ascension Church and School complex, Cookie Cart, and Visitation Sisters.

Conclusions

Responses to interview question and comments and observations made during the interviews led to the following unranked conclusions. Respondents:

1. Have pride in and affection for the Old Highland neighborhood and neighbors.
2. Like living in Old Highland.
3. Admire the fine examples of various architectural styles in Old Highland and the time and money it takes for owners to maintain their property.
4. Would like newer houses in the updated and expanded Walking Tour so it reflects the full range of Old Highland houses.
5. Thought it important for residents and visitors to understand the neighborhood's urban renewal history and how OHNA and residents worked to save houses.
6. Would like to know more about prominent owners/residents of some houses.
7. Would like to know the history of unusual architectural features, such as possible explanations for motifs in some stained glass windows.
8. Would like to learn more about early development in the neighborhood.
9. Look forward to the updated and expanded Walking Tour Guide.

Field Survey

Methodology

Field Survey Form

The research assistant developed the Field Survey Form (Appendix 5) based on the Minneapolis HPC Building Inventory Form and Minneapolis HPC Field Survey Form. The Field Survey Form for the project provides a one-page summary of a property's owner information, building information/historical background, significance, status, photographic record, and architectural information. The Steering Committee reviewed the form and made minor changes.

Since conducting research to complete some sections of the Field Survey Form would take more time than the project had and were outside of the scope of the project, the Steering Committee limited the items to complete on the form. The Steering Committee instructed the research assistant to complete the following data elements: current owner, construction date from Hennepin County property tax files, current function, number of mailboxes, significance section, status section, photography information, and architectural information. If reported during interviews, include historic name, architect, builder/contractor, original owner, and if the building is on its original site on the form. The Steering Committee requested a completed Field

Survey Form for each property with National Register designation, SHPO file, HPC designation or file, Walking Tour listing, or identified initially through interviews, 89 properties. The Steering Committee also requested a completed form for properties with notable architecture style or details identified in the field survey. The research assistant presented the survey form and proposed field survey methodology to the Old Highland Board of Directors. They accepted the form and methodology as proposed. All Board of Directors meetings are open to the public.

After the research assistant reported the estimated time to complete a Field Survey Form based on the first field survey session, the Steering Committee revised deliverables to accommodate time constraints. The Steering Committee requested a completed form only for properties identified in the field survey or initially through interviews. After the research assistant reported the actual time to take notes for the architectural information section of 12 Field Survey Forms, the Steering Committee told the research assistant to concentrate on photographs, transcribe architectural notes, and do no more work on Field Survey Forms. The Table 1 Field Survey Notes column has “NA” for “Not applicable” for each property with National Register designation, SHPO file, HPC designation or file, Walking Tour listing. “Yes” indicates a Field Survey Form with a completed Architectural Information section.

Photographs

The Steering Committee determined a simple digital camera provides photographic quality suitable for the Walking Tour Guide in print and on the OHNA web page. The Field Survey Form had a section to note features to photograph in Phase 2 when leaves would not obstruct views. The Steering Committee decided spring and fall would be better times to photograph building exteriors than summer when vegetation obscures some or all of the front and sides of some properties. Photographs taken in Phase 2 in spring 2009 before trees leaf out can replace digital photographs taken in Phase 1.

The Steering Committee requested photographs of all properties with a Field Survey Form. To minimize potential disruption to residents, the Steering Committee instructed the research assistant to take photographs from the public sidewalk, not from private property. The Steering Committee requested one front view, one view showing the front and more distinctive side of the building, and, if applicable, a view of a carriage house or other notable structure and details, such as brackets, columns, or windows if not obscured by vegetation. To minimize traffic from nonresidents of a block, the Steering Committee did not want rear views of structures. Due to thefts of leaded and stained glass windows, the Steering Committee did not want such windows photographed in detail. To show properties well, the research assistant took photographs of east-facing properties in the morning and west-facing properties in the afternoon. North- or south-facing properties did not have an optimal time of day for photographs. Photograph labels have street name, building number, and architecture style or distinguishing features.

After the research assistant reported the estimated time to take multiple photographs of each property based on the first field survey session, the Steering Committee revised deliverables to accommodate time constraints. The Steering Committee requested only the front view of properties identified in the field survey or initially through interviews.

Publicity Plan

To inform homeowners and residents of the project, Steering Committee members on the OHNA board discussed the project at June, July, and August board meetings. The research assistant presented a status report at the July and August meetings. The OHNA listserv posted periodic project updates. The OHNA web page had the research assistant's photograph with an announcement about the project and the field survey. The research assistant wore an OHNA t-shirt while conducting the field survey. She carried copies of a letter of introduction on OHNA letterhead signed by the OHNA president to show or give to residents. The letter had the research assistant's photograph and project information. She also carried the original Walking Tour Guide to show or give to residents.

Field Survey

To accommodate time constraints, the Steering Committee excluded properties on Aldrich Avenue from the field survey. The east side of Aldrich is part of Lyn Park and has new construction. The west side has Elizabeth Hall School and Franklin Middle School. The Steering Committee also excluded the 1300 block of Dupont. The east side of this block has all Minneapolis Public Housing and the west side has Catholic Charities of St. Paul & Minneapolis's Northside Child Development Center.

The research assistant emailed field survey dates, times, and locations to Steering Committee members and invited them to accompany her as their schedules permitted. Since no Girard Avenue properties appear in the Walking Tour Guide because Charles Nelson created it before Girard became part of Old Highland, the project supervisor recommended Girard for the first field survey day. Molly McCartney accompanied the research assistant on the first field survey day. She appreciated Molly McCartney's expertise. While walking from Plymouth to Golden Valley Road and back, she gave her perspective as a CPED and HPC staff member about notable properties, architectural styles, and details of note to consider for later Field Survey Form notes and photographs. For the remaining field survey times, no Steering Committee members accompanied the research assistant as she bicycled and walked between properties. The field survey identified 130 properties of architectural interest in addition to 51 identified previously through designations, files, and the current Walking Tour Guide, and 38 identified in interviews.

Fewer than 20 individuals, singly or in groups, asked the research assistant what she was doing while she photographed and made notes on properties. Persons had a variety of responses to the explanation. Some persons acknowledged the neighborhood's architectural heritage and said they would like to learn about the updated and expanded Walking Tour Guide after its completion. Some persons expressed relief that the research assistant did not work for City of Minneapolis, Department of Inspections or other entity that could write work orders on a property. Other persons looked at nearby houses, said, "Oh," and continued walking.

Findings

The field survey yielded the following unranked findings:

1. The neighborhood has many unaltered examples of various architectural styles, some of which do not appear in the current Walking Tour Guide. Appendix 6 shows the range of architectural styles identified from the field survey.

2. Details on some properties offer examples for design guidelines or a stylebook for renovations, additions, or new construction.
3. Many residences have lost integrity through enclosure or removal of porches, removal of trim, window alterations, or insensitive application of aluminum or vinyl siding.
4. The neighborhood has similar properties built next-door to or near each other. Examples include 1819, 1823, and 1835 Bryant (built in 1901, 1902, 1900, respectively, according to Hennepin County property tax data) and 1715, 1719, and 1723 Girard (built in 1904, 1902, 1908, respectively, according to Hennepin County property tax data).
5. Sympathetic infill construction echoed architectural styles and details of older residences in the neighborhood (1403 Emerson and 1508 Girard).

Conclusions

The field survey yielded the following unranked conclusions:

1. Old Highland has a wide selection of properties to add to the expanded Walking Tour.
2. Old Highland has a wide variety of architectural styles to add to the expanded Walking Tour.
3. Poor or deferred maintenance or vacancy threatens some properties.
4. The neighborhood interviews identified prominent former residents or other factors associated with some properties not representing the best examples of an architectural or engineering type or style, or method of construction.

Recommendations

Refine Criteria to Consider Properties for the Updated and Expanded Walking Tour Guide

The interviews and field survey resulted in the following unranked recommendations:

1. Have a range of a range of architectural styles with unaltered features.
2. Prioritize properties by homeowner interest and participation.
3. Have a range of “stories,” such as prominent residents, social or economic conditions demonstrated by a property, and other aspects of Old Highland’s history.
4. Consider a mix of messages for current residents, prospective residents, and visitors and how the selected properties and accompanying descriptive material speak to each audience.
5. Establish a “user-friendly” walking route.

List Properties for Further Research

The Steering Committee viewed photographs from the field survey and ranked the property’s architectural merit as a basis for further research in Phase 2. Table 1 under “Consider Based on Architecture” has 42 properties with “Yes” for high architectural merit. The 32 properties with “?” for medium architectural merit may not be as good an example of a style as “Yes” properties. While the 75 properties with “No” for low architectural merit may have had details of interest, other properties were in better overall condition with fewer missing or altered details.

Appendix 7 has a color-coded map of Old Highland properties for further to research to update and expand the Walking Tour Guide or consider as potential properties for a historic or conservation district designation. The 51 blue-coded properties have a National Register designation, SHPO file, HPC designation or file, or are in the current Walking Tour Guide. The 80-red-coded properties were identified in summer 2008 from interviews and the field survey (all “Yes,” “?,” and 6 properties with an interesting story but a “No” for architecture. The latter 6 properties are 1705-7 Bryant, 1407 Dupont, 1402, 1414, and 1524 Fremont and 1418 Girard. Although Northside Child Development Center, 1011 14th Avenue, has a SHPO file, the property shares a property identification number with 1000 Plymouth and, consequently, does not appear in blue on the map.

Propose Work Plan

Phase 2: Update and Expand Walking Tour Guide

Phase 2 will continue the research begun in Phase 1. The list below outlines the process to publish an updated and expanded Walking Tour Guide. Some activities may be conducted concurrently, rather than sequentially.

1. Implement OHNA publicity plan created and used in Phase 1. For selected properties from Phase 1, distribute communication to each property owner describing the project and OHNA’s interest in including their property in the updated and expanded Walking Tour Guide. Request their cooperation and any information they have on the history of their property. The publicity plan includes talking points, email, print, and web.
2. Review materials describing existing historic resources including materials created, identified, and collected in Phase 1.
3. Research building permits for selected properties listed with year built as 1900 in Hennepin County property tax data to verify year built.
4. Work with homeowners to research HPC and SHPO files for each property and other relevant Minneapolis Public Library and Minnesota History Center resources. Copy relevant materials for reference.
5. Learn more about the persons and events identified in Phase 1 interviews for selected properties. Work with homeowners to gather information they may have about their home or prior residents. Share information about resources identified in the Annotated Bibliography to help homeowners research their home’s history.
6. Complete field survey form for each selected property and take digital photographs for the updated Walking Tour Guide. Invite neighborhood residents to assist with this work.
7. Present research findings to Steering Committee and OHNA Board of Directors to finalize list of properties to be included in the updated Walking Tour Guide.
8. Obtain signed owner’s permission for inclusion in updated and expanded guide.
9. Write narrative description for each new property and update introduction and narratives for existing properties in the Walking Tour Guide. Request property owner’s review and approval of narrative. Work with CURA to create a map for the Walking Tour Guide.

10. Design and develop updated and expanded Walking Tour Guide in electronic format that incorporates digital photographs, narrative descriptions, and map for the tour. Work with Steering Committee to finalize copy.
11. Present updated and expanded Walking Tour Guide to Board of Directors. All Board of Directors meetings are open to the public. Have owners of designated properties receive an individual invitation to the meeting.

Phase 3: Determine Conservation District Desirability and Feasibility

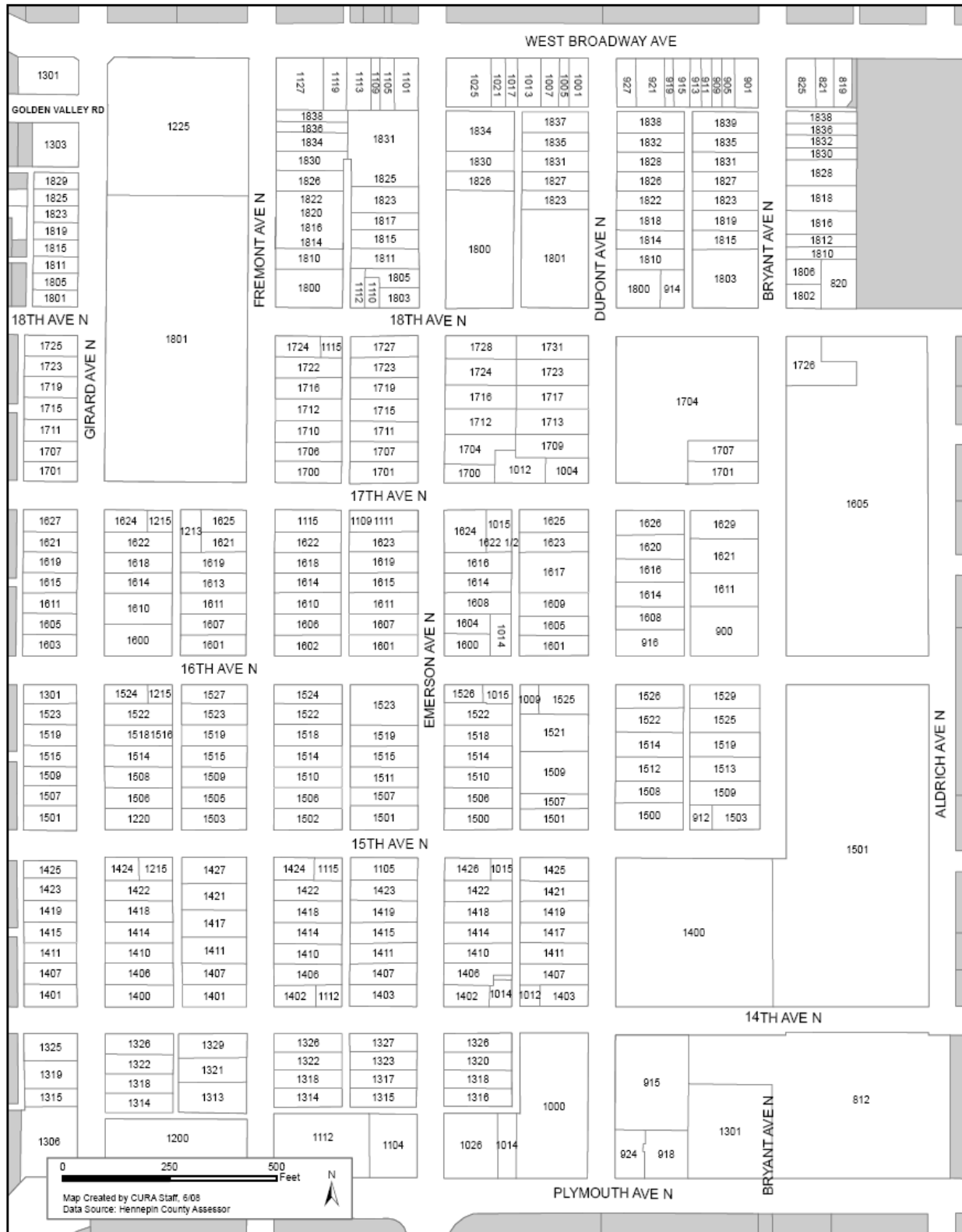
Phase 3 depends on whether Minneapolis has the framework in place for Conservation Districts, if the City of Minneapolis has interest in pursuing a Conservation District in Old Highland, and if OHNA has interest in pursuing Conservation District designation for all or part of the neighborhood. Neighborhood interest would depend on multiple factors including the process, regulations, tax implications, paperwork, advantages, and disadvantages for the neighborhood, property owners, and residents associated with a Conservation District.

OHNA already has developed a good part of design guidelines for renovations, additions, and new construction. Photographs taken in Phase 1 or Phase 2 can provide a reference of how a property looked at one time. Work after Phase 1 could include design guidelines for sympathetic renovations, additions, or new construction. For example, guidelines could address features such as mass, roof peak, and distance above grade for first floor.

Appendices

Appendix 1: Old Highland Neighborhood.....	26
Appendix 2: Comparison of Year Built as 1900 in Hennepin County Property Tax Records with Year Built in Minneapolis Building Permits for Selected Old Highland Properties.....	27
Appendix 3: Interview Protocol.....	28
Appendix 4: List of Moved Buildings and Building Materials	30
Appendix 5: Old Highland Field Survey Form	31
Appendix 6: Photographs.....	32
Appendix 7: Old Highland Properties to Research to Update and Expand Walking Tour	34

Appendix 1: Old Highland Neighborhood



Appendix 2: Comparison of Year Built as 1900 in Hennepin County Property Tax Records with Year Built in Minneapolis Building Permits for Selected Old Highland Properties

Address	Year Built in Hennepin County Property Tax Records	First Year for Minneapolis Building Permit at Address	Minneapolis Building Permit Source(s)* and Construction Date
912 15 th Avenue	1900	1884	Index Card, 1884 listing: Wood Shop. Permit 1892: wood shed.
1015 15 th Avenue	1900	Not listed	Permit 1914: alter frame barn to dwelling.
900-06 16 th Avenue	1900	1925 (? Replaced 1885 building)	Index Card
1834 Emerson	1893	Not listed	Earliest permit 1996
1414 Girard	1900	1905	Index Card, Permit 1905: frame dwelling.
1424 Girard	1900	1905	Index Card, Permit 1905: frame dwelling.
1506 Girard	1900	1908	Index Card, Permit 1908: frame dwelling
1507 Girard	1900	1896	Index Card, Permit not found
1509-11 Girard	1900	1925	Index Card showed moved from 4055 Thomas Avenue North in 1959. Permit for 4055 Thomas Avenue North, 1925: frame dwelling.
1515 Girard	1900	1904	Index Card, Permit 1904: stone foundation. Permit 1905: frame dwelling.
1516-18 Girard	1900	1909	Index Card, Permit 1909: frame duplex
1519 Girard	1900	1909	Index Card, Permit 1909: frame dwelling.
1707 Girard	1900	1905	Index Card, Permit 1905: frame dwelling
1811 Girard	1900	1885	Index Card, 1885: wood dwelling. Permit not found.
1815 Girard	1900	1916	Wrecked house. Built new in 1916.
1303 Golden Valley Road	1900	Not listed	Earliest permit: 1964

* Index Card lists permits for address. Permit = Permit to Build Outside of Fire Limits

Appendix 3: Interview Protocol

Old Highland Neighborhood Association has a walking tour guide made some years ago. It has drawings and descriptions of 20 properties including residences, a church, and a former branch library. As a way for residents, prospective residents, and visitors to learn more about the neighborhood, OHNA is preparing to expand and update the guide and put it on the association's web page. It will also be printed and made available at Old Highland booths at various community festivals and housing fairs. The purpose is to tell Old Highland's story and make other people as excited about this part of the city as we are.

The Steering Committee for this project wants to learn more about what neighborhood residents think make a property important to the Old Highland Neighborhood story. As a starting point, the City of Minneapolis recognizes seven categories of historic resources for its Heritage Preservation List, noted below. The Steering Committee recommended you as a person with knowledge about the neighborhood. Committee members would like your input to help the committee develop guidelines about which properties to include in the updated walking tour guide. This summer a person will conduct a sidewalk survey to document architectural features of properties and photograph them. Phase 2 of the project will involve learning more about the history of the properties and the Old Highland Neighborhood story.

Please provide examples for each of the following categories. For example, for number 1, what might be significant events that occurred in the Old Highland Neighborhood? OHNA boundaries are West Broadway on the north, Aldrich Avenue on the east, Plymouth Avenue on the south, and the alley west of Girard on the west. At this time, the Steering Committee is seeking information about the Old Highland residential area only and not commercial buildings on Broadway or Plymouth.

1. The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history in the Old Highland Neighborhood, e.g., 1802 Bryant was the site for shooting the movie "Twenty Bucks."

2. The property is associated with the lives of significant persons or groups in the Old Highland Neighborhood, e.g., Representative Keith Ellison's or State Senator Linda Higgins' homes.

3. The property contains or is associated with distinctive elements of neighborhood identity, e.g., Ascension Church and School complex.

4. The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction, e.g., Queen Anne Victorian, bungalow, etc.

5. The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.

6. The property exemplifies works of master builders, engineers, designers, artists, craftsmen, or architects, e.g., T. P. Healy is the architect for 1425 Dupont and 1607 Emerson.

7. The property has yielded, or may be likely to yield, information important in prehistory or history of Old Highland, e.g., North Branch Library building on 1800 block of Emerson.

8. What other thoughts or considerations do you have about properties to include in the updated Walking Tour Guide? For example, it has been suggested that we may want to include one or two examples of the 312 program which built the 3-bedroom ramblers we have sprinkled through the neighborhood (1970's urban renewal), or examples of infill housing that reflect sympathetic design to the rest of the streetscape.

9. Which persons or information sources would you suggest we contact as we pull together the story for our updated Walking Tour Guide?

Thank you for your time and thoughts.

Appendix 4: List of Moved Buildings and Building Materials

All current and former address information came from interviews and Walking Tour Guide, except for 1509-11 Girard information came from Minneapolis building permits

Current Address	Former Address or Area	Date of Move
1806 Bryant	Garage concrete masonry units from former church at 701 Broadway, now Cub	Unknown
1407 Dupont	Unknown	Unknown
1425 Dupont	Shed from 1629 Bryant Avenue North Moved to 1629 from unknown location	?1970s or 1980s
1508 Dupont	Broadway and Sixth Street North	1981
1509-11 Girard	4055 Thomas Avenue North	1959, moved for church site
1605-07 Dupont	1827 Bryant Avenue North	Unknown
1616-18 Dupont	Bryant and 18 th Avenue North	1981
1731 Dupont	*?17xx Bryant Avenue North duplex after move, per Walking Tour Guide	?1918, former Ascension Rectory
1728 Emerson	*? Former Ascension Convent*	Unknown
1518 Fremont	1115 15 th Avenue North	Unknown

* Depending on source, Ascension Convent House moved from east to west side of Dupont or to Emerson to make a place for school.

Appendix 5: Old Highland Field Survey Form

		Number _____	Street _____
Owner Information		Owner Code P=Private, L=Local, S=State, F=Federal	
Historic Name _____		Current Owner _____	
Common Name _____		Address _____	
Other Name _____		City _____ State _____ Zip _____	
Building Information/Historical Background			
Architect _____		Construction Date from Henn. Cty. Property Tax File _____	
Other Designer _____		Alterations _____	
Builder/Contractor _____		_____	
Landscape Architect _____		Current Function _____ # Mailboxes _____	
Original Owner _____		Original Function _____	
Owner Biographical Info _____		Other Functions _____	
_____		Bldg. Permit Info. _____	
_____		_____	
_____		Sanborn/Atlas Info. _____	
Other Owners and Biographies _____		_____	
_____		City Directory Info. _____	
_____		_____	
_____		Published Sources _____	
Historical Info. _____		_____	
_____		Historical Photos _____	
_____		_____	
_____		Oral Histories _____	
_____		Other Sources _____	
_____		_____	
Significance		Status	
Significant Event _____		__NRHP Listed __SHPO File __HPC Desig. __HPC File	
Significant Person/Group _____		Status _____ Status _____	
Neighborhood Identity _____		Date _____ Date _____	
Architectural/Engineering, Style, etc. _____		Ref. No. _____ Ref. No. _____	
Landscape Design/Development Pattern _____		_____	
Master Builder/Architect _____		_____	
History of Old Highland _____		_____	
Surveyor _____		Date _____	
Photography Information Photographer _____ Date _____			
Future Photographs (State what would like to have photographed when less vegetation may obscure building features.)			
Architectural Information Original Site Y N Original Address _____ Stories _____			
Plan Shape _____ Style _____		Roofing _____ Wall (Primary) _____	
Roof Shape _____ Structure _____		Foundation _____ Wall (Secondary) _____	
Window Condition _____ Type _____		Outbuildings _____ Other _____	
Alterations _____			
Property Description _____			

Appendix 6: Photographs

Examples of properties in Old Highland identified for further research in Phase 2

		
15 th Avenue 912 (1884 BP) Early house	Girard 1707 (1905 BP) Duplex	Girard 1514 (1906 HC) Duplex
		
Girard 1711 (1906 HC)	Girard 1411 (1907 HC) Duplex	Girard 1701 (1907 HC) ? Stucco over clapboard
		
Girard 1516-18 (1909 BP) Duplex	Girard 1407 (1910 HC) Duplex	Girard 1423 (1910 HC) Duplex
		
Bryant 1802 (1913 HC)	Dupont 1507 (1917 HC) House on side yard	Bryant 1806-08 (1925 HC) Side-by-side duplex

		
Dupont 1526 (1971 HC)	Girard 1508 (2002 HC) Infill, award-winning design	Emerson 1403 (2003 HC) Infill

For properties with Hennepin County property tax files (HC) listing year built as 1900, year built came from building permits (BP).

Appendix 7: Old Highland Properties to Research to Update and Expand Walking Tour



Annotated Bibliography

Architectural Terms

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984. Each of 39 chapters describes a style, including variants. Each begins with drawings of the most important identifying features for the style. Photographs and more drawings show examples of each style. Text details the style's identifying features, variations, origins, and history. Minneapolis Public Library call number NA7205.M35 1984.

<http://www.buffaloah.com/a/DCTNRY/vocab.html> has an illustrated architectural dictionary with all examples from Buffalo, New York. The extensive section on windows has multiple examples of window parts, glass types, window types, and window treatments. The definition page for some terms names the architectural style(s) associated with the defined term.

<http://www.roofhelper.com/typesofroofs.htm> has drawings, photographs, and descriptions of common roof styles.

Historic Districts and Conservation Districts

City of Minneapolis, Minneapolis Comprehensive Plan 8/2/08 draft,

http://www.ci.minneapolis.mn.us/cped/docs/08_Heritage_Preservation_060208.pdf, has sections on historic districts and the proposed conservation districts.

Cultural Resources Partnership Notes, Heritage Preservation Services, National Park Service. Issues Paper: Conservation Districts. June 1998,

<http://www.nps.gov/history/hps/pad/partnership/ConsDist699.pdf>. Essays appeared earlier in the former Local Preservation series. Stephen A. Morris, edited the original publication, issued July 1993. The publication includes a summary of Carole Zellie's 1991 report on conservation districts for the St. Paul Heritage Preservation Commission. (See Zellie, below.)

Miller, Julia. *Protecting Older Neighborhoods Through Conservation District Programs*.

Washington, D.C.: Preservation Books, National Trust for Historic Preservation, 2004. The booklet explains neighborhood conservation district programs and how they are being used. A case study and publications for further reading complete the booklet. It is based on an article published in Volume 21 of the Preservation Law Reporter (PLR). Minneapolis Public Library call number HT175.M535 2004.

Zellie, Carole. *A Study of Conservation Districts*. 1991. The report, prepared for the St. Paul Heritage Preservation Commission, includes sections highlighting aspects of conservation districts including legislation, ordinance components, designation process, resident approval, and design review. She characterized divisions between ordinances as "neighborhood planning model" and "architectural or historic preservation model." The Appendix has copies of ordinances and other materials from some planning agencies with conservation districts.

The following cities and their web sites show a range of conservation district requirements:

- Bethlehem, Pennsylvania http://www.bethlehem-pa.gov/dept/planning_Zoning_permits/historicDistricts.htm
- Chapel Hill, North Carolina <http://www.townofchapelhill.org/index.asp?NID=144>
- Dallas, Texas http://www.dallascityhall.com/development_services/conservation_districts.html
- Dubuque, Iowa <http://www.cityofdubuque.org/index.cfm?pageid=91>

- Indianapolis, Indiana
<http://www.indygov.org/eGov/City/DMD/IHPC/Districts/Conservation/home.htm>
- Nashville, Tennessee <http://www.nashville.gov/mhc/districts.htm>
- Portland, Oregon
http://www.portlandonline.com/planning/index.cfm?c=39750&a=133983#cons_dist

Researching a Minneapolis House or Building

Page numbers appear in parentheses.

Borchert, John R., David Gebhard, David Lanegran, and Judith A. Martin. *Legacy of Minneapolis: Preservation amid Change*. Minneapolis: Voyager Press, 1983. The book has information about the city's history and architecture, including many maps and photos. A section (89-91) on the Near North neighborhood, defined as west of the Mississippi River between Lowry Avenue, Highway 12 (now 394), and the western city limits, highlights development in the area. Page 153 cites the 1500 and 1600 blocks of Dupont Avenue North as a partial streetscape of upper-middle-class Queen Anne houses. Minneapolis Public Library call number F614.M58L45 1983.

Gebhard, David, and Tom Martinson. *A Guide to the Architecture of Minnesota*. Minneapolis: University of Minnesota Press, 1977. The one-and-a-half-page North Side Minneapolis section (39-40) has only nine entries. The two in Old Highland, 1501 Aldrich (Franklin Junior High School) and 1834 Emerson (North Branch Public Library) each have a one-sentence description.

Mead & Hunt. *North Minneapolis Historic Resources Inventory: Bryn Mawr and Near North Neighborhoods (South Area)*. 2002. The report, prepared for the City of Minneapolis, heritage Preservation Commission and the Minnesota Historical Society State Historic Preservation Office, identified and documented significant architectural, historical, and cultural resources that have potential to qualify for local designation or National Register listing, including seven Old Highland properties.

Millett, Larry. *AIA Guide to the Twin Cities: The Essential Source on the Architecture of Minneapolis and St. Paul*. St. Paul: Minnesota Historical Society Press, 2007. The one-page summary of North Side development and significant buildings includes the old North Branch Public Library and "a group of elaborate Queen Annes" around 16th and Dupont avenues (288). The half-page summary of Near North development and significant buildings includes Ascension Catholic Church and "stately Victorians" on parts of Dupont, Emerson, and Fremont (289). Pages 295 through 298 have some photographs and short entries about Old Highland, Plymouth Avenue, West Broadway Avenue, 1723 Bryant (Ascension Catholic Church), 1425 Dupont, 1501 Dupont, 1508 Dupont, 1514 Dupont, 1834 Emerson (North Branch Public Library), 1427 Fremont, and 1607 Emerson. A section (585-593) highlights features of the major architectural styles in the Twin Cities. Minneapolis Public Library call number NA735.M5M53 2007.

Minneapolis Heritage Preservation Commission, <http://www.ci.minneapolis.mn.us/hpc/landmarks/index.asp>, has an interactive map showing each Minneapolis landmark, including three in Old Highland (1508 and 1514 Dupont, and 1834 Emerson). Clicking on a landmark shows photographs of the landmark and information about it. The section on architectural style has a summary of the style's history, list of common characteristics, and links to pages for Minneapolis buildings in the style.

Minneapolis Public Library, http://mplib.org/research_house.asp#mplscollnote, lists some of the most helpful resources in the Minneapolis Collection of the Special Collections Department at Minneapolis Central Library to research a Minneapolis house or building. Resources include house history workshops, atlases, maps, city directories, building permit index cards, “vertical file” material including Heritage Preservation commission materials and National Register of Historic Places Inventory nomination forms, and a list of local repository contact information and materials. The James K. Hosmer Special Collections Library, 4th floor, Minneapolis Central Library, has “Researching the History of Homes, Buildings, Neighborhoods, Property in Minneapolis.” The two-page brochure highlights some on-line databases of maps, photographs, and demographic characteristics in addition to the tools and local repositories listed on the web page.

Minnesota Historical Society, <http://www.mnhs.org/shpo/how/>, has a helpful “how to” page. Minnesota State Historic Preservation Office. *Guidelines for History/Architecture Projects in Minnesota*. St. Paul: Minnesota Historical Society, May 2008, at <http://www.mnhs.org/shpo/survey/structures.pdf> has information on the Historic American Building Survey and Historic American Engineering Record documentation and surveying methods.

National Park Service, <http://www.nps.gov/history/hdp/habs/index.htm>, has more specific information on HABS than the MHS site. http://www.nps.gov/nr/publications/bulletins/photopolicy/photo_policy.htm has *Proposed Updated Photographic Policy National Register of Historic Places*, revised March 2008. <http://www.nps.gov/nr/policyexpansion.htm> has *National Register of Historic Places and National Historic Landmarks Survey Photo Policy Expansion*, March 2005. <http://www.nps.gov/history/hdp/standards/HABS/photospecs.pdf> has *HABS/HAER Guidelines, HABS/HAER Photographs: Specifications and Guidelines*, June 2001. The three documents on photographic policy have with much more rigorous standards than needed for photographs to update and expand the Old Highland Walking Tour Guide.

Peterson, Garneth O., and Carole Zellie. *North Minneapolis: Minneapolis Historic Context Study*. 1998. The report, submitted to the Minneapolis Heritage Preservation Commission and the Minneapolis Planning Department, traces development from settlement to 1980. The report has a timeline of North Minneapolis dates, endnotes, bibliography, and many maps and photographs.